

BOARD OF PARK COMMISSIONERS

REGULAR MEETING

Monday, June 12, 2000

Present: June Bailey, James Johnston, Joe McLeland, M.S. Mitchell, and Trix Niernberger

Absent: Leon Robinson and William Sanders

Also Present: Tim Austin – Austin Miller PA; Earl G. Powell – Community Investments; Marvin Schellenberg – Ritchie Corporation/Booth & Schellenberg Development; Debra Foster – Jones Rice Foster, PA and Wichita-Sedgwick County Greenways Commission; and Doug Kupper, Janice McKinney, and Maryann Crockett (Staff)

President Mitchell called the meeting to order at approximately 3:30 p.m. The minutes of the Regular Meeting of May 8, 2000, were reviewed and approved.

1. **Discussion of Busing to Linwood Swimming Pool.** Requested by M.S. Mitchell. Mitchell provided board members a memorandum which indicated that he had secured donations from Jay Russell Company and Capital Federal Savings to cover the \$1,200 needed for bus rental to transport children from the Lincoln Park neighborhood to Linwood Park pool two days a week to swim. He requested that the Park and Recreation Department provide the \$600 staff costs associated with monitoring transportation of the children. Director Kupper indicated that the department would provide staffing for the program.

On motion by McLeland, second by Bailey, IT WAS UNANIMOUSLY VOTED to approve transportation and staff to bus children from the Lincoln Park neighborhood to Linwood Pool two days a week.

2. **Discussion of Rails to Trails.** Requested by M.S. Mitchell. Mitchell referred board members to an Article from the *Wichita Eagle* dated 6/6/00 entitled “Some see paths in county tracks” which was provided with the agenda. Mitchell asked if the Metropolitan Area Planning Commission (MAPC) had taken any action to support the plan. Foster reported that the Greenways Commission (GWC) had not spoken with the MAPC yet. There was brief discussion concerning trail operation, maintenance and security. Foster commented that one idea being discussed was organizing various trail user groups and developing a “friends of trail” group to help raise private funding for trail maintenance. She said the GWC was meeting next week to discuss ideas with Park and Recreation Staff. There was discussion concerning the rail banking procedure and the width of the proposed trail. Mitchell concluded by saying that the Park Board needed to monitor the situation.
3. **Discussion of Disposition of Kingsbury land adjacent to Brooks Landfill.** Deferred from the May meeting. Mitchell introduced Tim Austin - Austin Miller PA. Austin referred board members to the concept drawing for the site. He commented that the proposed lake would be approximately 200 acres in size, surrounded by green space and residential development. He

stated that the golf course idea had been dropped from the plan. He provided board members a cash analysis/cash flow chart of the Kingsbury Communities proposal.

Mitchell introduced Earl G. Powell – Community Investments. Powell stated that he was attempting to reach a settlement with the City on behalf of his client Vic Eisenring. Mitchell clarified that Powell's proposal for the Kingsbury site was an attempt to satisfy all or part of litigation between the City of Wichita and Vic Eisenring. Powell said that was correct. Johnston asked if the City Law Department was interested in that type of settlement? Powell stated that legal had directed him to make his comments to the Park Board. Johnston said he felt the City Law Department needed to render an opinion and make the decision on Powell's proposal. McLeland said he didn't think parkland should be used to settle litigation.

Mitchell introduced Debra Foster – Jones Rice Foster, PA. Foster provided board members a copy of meeting notes for the Needs Assessment Study for the Brooks, Chapin and Garvey park sites. Maps with conceptual plans for each site were also provided. Foster commented that although Brooks was a large site, development options were limited due to the gas lines and its previous use as a sanitary landfill. She requested that Park and Recreation staff keep Jones Rice Foster informed of the Park Board's recommendation concerning the Kingsbury site.

Mitchell introduced Marvin Schellenberg – Ritchie Corporation/Booth & Schellenberg Development. Schellenberg stated that Ritchie's proposal included the creation of two lakes on the site, one approximately 140 acres and the other approximately 80 acres. He said the 80 acre lake would be donated back to the City for park purposes. He said the proposal suggested mixed use of the property including commercial, multifamily and residential uses. He briefly reviewed the remainder of the proposal stating that the development company would pay cash at closing; that development was scheduled to take place within eight to ten years with interim use of the site being sand removal; that the proposal was contingent upon the City bringing utilities to the site, access from K-96/Hoover or K-96/West, all zoning and permits and indemnifying Ritchie from Brooks environmental issues.

Mitchell said the Board needed to decide whether to recommend that the City maintain all or part of the Kingsbury site for park purposes. He reiterated the idea of selling a portion of the property and using those monies to fund improvements to the Brooks, Chapin and Garvey sites. He also mentioned outright sale of all or part of the property. Staff commented that the Board would have no input on how funds from the land sale were used.

Johnston said he was "pro park" and in favor of acquiring more land for parks. He advocated keeping the entire site for reserve and future park development. Bailey said she had driven around the site and was impressed with the whole area. She said she was not necessarily for selling the land but mentioned the possibility of leasing the site for sand removal. McLeland asked about developing soccer fields on the site. Staff commented that although there was a need for additional adult soccer fields, transportation was an issue and the league wanted to stay within the existing north central neighborhood. Niernberger said she felt it was premature to decide the disposition of the Kingsbury site. She suggested the Board wait until they receive Jones Rice and Foster's study on the Brooks site. There was discussion concerning monies from sand excavation being used to fund site improvements. Director Kupper reminded board members that the Kingsbury site had been purchased to expand

Brooks Landfill, not for park purposes. He added that the gas pipes will be in place until approximately 2030. He said he believed a trust fund had been set up for maintenance and supervision of the site until 2030. Mitchell suggested that all or part of Kingsbury be used for park purposes to augment the Brooks site. He also suggested that the City provide additional funding for development of both areas.

There was brief discussion concerning the term “preferred developer”. Austin explained that he understood it to be a protected status but that the term was a bit nebulous.

On motion by Niernberger, second by Bailey, IT WAS VOTED to request that the City Council defer any decision on the Kingsbury site until the Park Board has considered the Jones Rice and Foster proposal concerning the Brooks site. Motion carried 4 to 1. Yeas – Bailey, McLeland, Mitchell and Niernberger. Abstained – Johnston.

OFF AGENDA ITEMS

On motion by Johnston, second by Bailey, IT WAS UNANIMOUSLY VOTED that the rules be set aside and that an item be taken up off the agenda regarding the condition of the tennis courts and surrounding area at McAdams Park.

1. Johnston stated that he had spoken with Park Maintenance staff concerning problems at McAdams tennis courts including lights being out (both east and west sides), electrical boxes that needed to be painted, and rusted signs along the fence that need to be removed. He also mentioned the possibility of McAdams using the tennis screens that have been taken down at Riverside Park.

INFORMATIONAL ITEMS

- Financial Report for March, 2000. Mitchell referred board members to the March Financial Report and commented that he hoped the Board would continue to receive financial reports on a regular/monthly basis.
- Summer Activities Brochure. Director Kupper explained that he has been working with the City Marketing Director to expand the brochure and sell advertising space.
- Park Areas – Locations and Facilities Booklet.

On motion by Bailey, second by McLeland, IT WAS UNANIMOUSLY VOTED that the Board of Park Commissioners recess into executive session for preliminary discussion relating to the acquisition for real property for park purposes and that the Board return from executive session in ten minutes.

The Board recessed at 4:55 p.m. and returned at 5:05 p.m. President Mitchell announced that no action was necessary as a result of the executive session.

The meeting adjourned at approximately 5:05 p.m.

M.S. Mitchell, President

ATTEST:

Maryann Crockett, Clerk